

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/25 Pyalong Avenue, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$895,000

&

\$980,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Rosanna

Period - From 01/01/2026

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/225 Waiora Rd HEIDELBERG HEIGHTS 3081	\$900,000	26/11/2025
2	2/75 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,004,000	06/12/2025
3	2/30 Mountain View Pde ROSANNA 3084	\$1,005,000	21/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/04/2026 11:46

3/25 Pyalong Avenue, Rosanna Vic 3084

Kate Donaldson

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3 2 2

Rooms: 4

Property Type: Unit

Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price

\$895,000 - \$980,000

Median Unit Price

March quarter 2026: \$865,000

2/75 Waiora Road - Comes in slightly over the range however it is on a larger allotment 2/30 Mountain View Parade - Has similar specifications however this is renovated

Comparable Properties



1/225 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 26/11/2025

Property Type: Townhouse (Single)



2/75 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$1,004,000

Method: Auction Sale

Date: 06/12/2025

Rooms: 5

Property Type: Unit

Land Size: 385 sqm approx

2/75 Waiora Road Heidelberg Heights has similar specifications however is on larger allotment of land



2/30 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,005,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

2/30 Mountain View Parade has the same specifications however this property is renovated

Account - Jellis Craig | P: 03 9459 8111



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